

CAPSULE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue and later Central Avenue were laid out for accessibility to lots ready for public development. Although he died in 1901 before much development took place, Dr. Bosley was represented by his trustees who continued to administer his land.

This particular house was built in 1916 by Marion H. Merryman, a local developer who bought the lot from the Bosley trustees in 1913. The large house was once a fine example of the shingle style but reveals that fact only on a small corner of the south facade where the wooden shingles are exposed. However, it is still a good example of late Victoriana and can also be included among the few houses still standing along Bosley Avenue.

MARYLAND HISTORICAL TRUST

BA-1730
MAGI - 0317304704

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

301 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Samuel D. S. Sadtler

Telephone #: 825-1420

STREET & NUMBER

301 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 5646

Folio #: 784

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>May, 1979</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Exterior Only:

The frame 2½ story cross gable structure located at # 301 W. Pennsylvania Avenue rests on a high concrete foundation. Presently, asbestos shingles cover brown wooden shingles which are exposed on the south facade. The fenestration is a regular 1/1 sash, and the entire building measures six bays wide by four bays deep.

The facade facing North is the main facade. The projecting centrally located gabled portion is four bays wide, with the cross gable portion extending an additional one bay to the east and west.

Of this projecting portion, a window occupies each bay with the exception of an entrance in the first story second bay from the west. This first story is covered by a single story hipped roof porch, the roof of which is supported by eight doric columns and has sky blue tongue-and-groove. The porch extends across the entire facade.

The extension to the west is windowless, however, the ell of the east end has been enclosed on the first level and contains a window on the second story. A Palladian window lights the gable end.

The steeply pitched slate roof has very deep eaves and is suggestive of a pediment on the gable ends. Features include snow guards and plain soffit.

Looking at the east facade, the projecting portion here is two bays wide with the cross gable portion extending an additional one bay to the north and south. The fenestration is regular with a Palladian window in the gable end.

The ell of the southeast corner is occupied by a single story shed roof porch.

The south facade is similar to the north with some variation.

An entrance with transom is located in the westernmost bay of the first level, and all but the third bay from the west contain windows on both levels.

It is on this facade where a porch roof has been removed, thus exposing the original brown wooden shingles.

A brick chimney pierces the ridge of the gable.

The west facade is identical to the east.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1916

BUILDER/ARCHITECT

Marion H. Merryman

STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue and later Central Avenue were laid out for accessibility to lots ready for public development. Although he died in 1901 before much development took place, Dr. Bosley was represented by his trustees who continued to administer his land.

This particular house was built in 1916 by Marion H. Merryman, a local developer who bought the lot from the Bosley trustees in 1913. The large house was once a fine example of the shingle style but reveals that fact only on a small corner of the south facade where the wooden shingles are exposed. However, it is still a good example of late Victoriana and can also be included among the few houses still standing along Bosley Avenue.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

D. O. Schultz WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CHAIN OF TITLE FOR # 301 W. PENNSYLVANIA AVE.
Parcel 285, Map 70-A

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
5646	784	September 12, 1975	Samuel D. S. Sadtler	Samuel D. S. Sadtler & wf.
Beginning at the corner formed by the south side of Pennsylvania Ave. with the westside of Bosley Ave., Westerly on the south side of Pennsylvania Ave. 90 feet, Southerly 120 feet, Easterly 90 feet, Northerly 120 feet to the beginning known as # 301 W. Pennsylvania Ave.				
2005	135	August 17, 1951	Harry C. Mountain & wife	Mary L. Sadtler
1172	567	September 10, 1941	Home Owner's Loan Corp.	Harry C. Mountain & wife.
1048	207	January 6, 1939	Augustus A. Piper, Assignee	Home Owner's Loan, Corp.
522	74	January 28, 1920	Elmer R. Haile et al Receivers	Urban T. Linzey & wife
EQUITY CASE: Docket 23-101 October 26, 1917 Charles Plitt vs. H. Courtney Jenifer et al				
H. Courtney Jenifer et al had been appointed receivers of this property. A subsequent order passed June 9, 1919 appointed Elmer R. Haile receiver in place of Jenifer. (For other details of this court case, see attachment.)				
409	157	March 26, 1913	Arthur L. Bosley et al Trustees	Marion H. Merryman

JUDICIAL RECORD

Judicial Record 274/19 October 26, 1917
Charles Plitt vs. H. Courtney Jenifer et al

Marion H. Merryman conveyed all his property to H. Courtney Jenifer and Lewis C. Merryman as Trustees, by way of land record 481/16 dated May 7, 1917.

The estate conveyed "...consisted of various improved lots of ground and various unimproved lots...while all of said property was subject to mortgages."

Among the assets of the estate was an incomplete dwelling house situated on the south side of Pennsylvania Ave. being the second house west of Bosley Ave. The trustees undertook to complete the building borrowing money from Charles Plitt.

March 5, 1918:

H. Courtney Jenifer et al report that they have sold to Urban T. Linzey for the sum of \$4,800 cash all that lot...together with the improvements thereon described....and further report that said property is to be finished and completed by said receivers.

April 16, 1918:

Urban T. Linzey excepts to the sale. The purchase of property as described in contract is not the property mentioned in the report. The description is erroneous.

Description as corrected:

Beginning on the south side of Pennsylvania Ave. at a distance of 90 feet Westerly from the southwest corner of Pennsylvania Ave. and Bosley Ave. running Westerly on the south side of Pennsylvania Ave. 60 feet, Southerly 120 feet, Easterly 60 feet, Northerly 120 feet.

During questioning of Lewis C. Merryman, 1918:

Q - "When...appointed...what were the improvements on this particular lot sold to Mr. Linzey?"

A - "The trustees of Mr. Merryman began the construction of a dwelling; the frame work was up."

TAX ASSESSMENT RECORDS

Marion H. Merryman1916:

X Lot, 75' x 120' Southwest corner of Bosley & Pennsylvania Aves.
With house. NEW.

Lot, 100' x 180' Northwest corner of Bosley & Chesapeake Aves.
With house.

Lot, 60' x 150' West side of Bosley Ave. 2nd S. of Pennsylvania Ave.
With house.

1912:

By transfer - Lot 75' fronting the north side on Chesapeake Ave.
West of Towson.
House "Haile"

1914:

By transfer - 100' out of 250' fronting the north side on
Chesapeake Ave. "German"

1917:

Lot, 225' x 120' Pennsylvania Ave. between Bosley and Central Aves.
"Bosley"

Lot, 150' x 180' Southwest corner of Central and Pennsylvania Aves.
"Bosley"

Lot, 60' x 150' East side of Central Ave.
"Bosley"

1918:

Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot, 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

Lot, 60' x 120' Pennsylvania Ave. 90' West of Central Ave. \$617

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$420

X Lot, 90' x 120' Pennsylvania Ave. at the corner of Bosley Ave.
House - 41' x 30', 6' x 29'.

Lot, 60' x 120' Pennsylvania 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1919:

Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$617

X Lot, 90' x 120' Corner of Pennsylvania and Bosley Aves.
House - 41' x 30', 6' x 29'.

Lot, 60' x 120' Pennsylvania Ave. 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1920:

X Lot, 90' x 120' Corner Pennsylvania and Bosley Aves.
House "Linzey" \$3,672

Lot, 60' x 120' Pennsylvania Ave 90' West of Bosley Ave.
\$673

TAX ASSESSMENT RECORDS

Grafton M. Bosley Estate1911:

Private Avenues - Highland, Pennsylvania, Allegheny, Central & Bosley
Frame House on Lot "D" Southwest corner of Allegheny & Central Aves.

1916:

Lot 50' x 160' North side Pennsylvania Ave. 2nd S. of Bosley
"Clark"

X Lot 75' x 120' Southwest corner Bosley & Pennsylvania Ave.
"Merryman"

Lot 100' x 180' Northwest corner Bosley & Chesapeake
"Merryman"

Lot 60' x 150' West side Bosley 2nd S. of Pennsylvania Ave.
"Merryman"

1917:

Lot 225' x 120' Pennsylvania Ave. between Bosley & Central Aves.
"Merryman"

Lot 150' x 180' Southwest corner Pennsylvania & Central
"Merryman"

Lot 60' x 150' East side Central
"Merryman"

Lot 60' x 150' Southwest corner Allegheny & Central
Frame House "Eckel"

Lot 100' x 150' North side Pennsylvania Ave. 100' West of Central Ave.
"Shirley"

MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company
for \$11,500

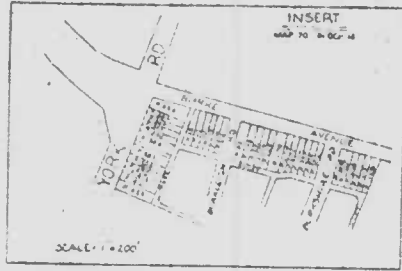
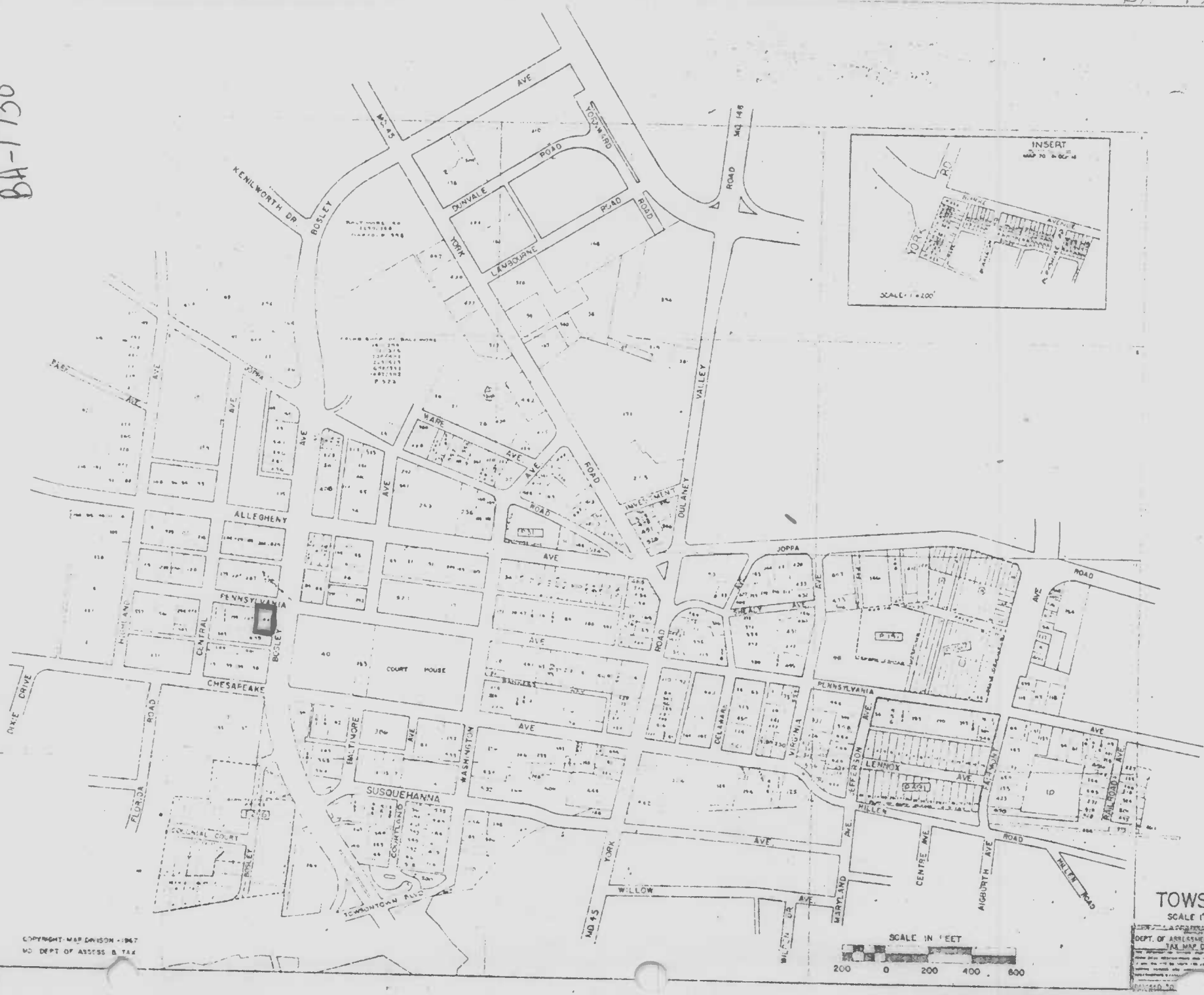
Twelve lots situated West of Towson represented on a plat filed with
the mortgage.

For the purpose of making accessible the said lots, the following
Avenues represented on the plat "are hereby dedicated to public use...":

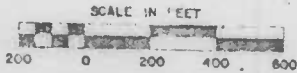
Chesapeake Avenue
Pennsylvania Avenue
Allegheny Avenue
Highland Avenue
Bosley Avenue

BA-1730

BA-1730



TOWSON
SCALE 1" = 200'



DEPT. OF ASSESSMENTS & TAXATION
BALTIMORE COUNTY, MARYLAND
TOWSON MAP DIVISION
OFFICE: 1000 E. JOPPA AVE., TOWSON, MD. 21204
PHONE: (410) 326-7000
FAX: (410) 326-7001
WWW.BALTIMORECOUNTY.MD

MAP NO.
7CA

COPYRIGHT: MAP DIVISION - 1967
MD DEPT. OF ASSESS. & TAX.



BA-1730

SOUTH : EAST
FACADES

301 PENNSYLVANIA
AVENUE

WAYNE NIELD II
MARCH 1979